



SURVEYOR'S CERTIFICATE:

I, LOUIS L. AUSTIN, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE PLAT OF A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION. PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS AS SHOWN ON THE PLAT AND ARE DESCRIBED IN THE LEGEND.

LEGAL DESCRIPTION:

LOT 72, WYCLIFFE REPLAT OF LOTS 1 THRU 170 INCLUSIVE, AND LOTS 239 THRU 324, INCLUSIVE; WYCLIFFE A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED, IN PART OF THE NW1/4 OF SECTION 23, T15N, R11E OF THE 6TH P.M., CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA.

FIELD NOTES:

FOUND A, B, C, E, F AND G. A AND C APPEAR TO BE ORIGINAL MONUMENTS SET DURING THE PLATTING OF WYCLIFFE SUBDIVISION. THE ORIGIN OF E, F AND G ARE UNKNOWN. I SET D ON LINE G-A AT 50.00' DISTANT (PLAT DISTANCE) FROM G. THE CENTRAL ANGLE FROM LINE G-D-A TO LINE G-E-B AND THE DISTANCE ON LINE D-E DO NOT CORRESPOND WITH THE PLAT. DISTANCE D-E IS 0.33 OF A FOOT LONGER THAN PLAT. ANGLE E-G-F AND DISTANCE E-F FIT PERFECTLY. MONUMENTS B-E-F ARE NOT ORIGINAL AND THEIR ACCURACY IS IN QUESTION. B WAS SET BY CLARENCE ROGER CARRELL (RLS 306) DURING HIS SURVEY OF LOT 71. HE LOCATED THE SOUTHEAST CORNER OF LOT 97 (NORTHEAST CORNER LOT 71) WHICH WAS MONUMENTED WITH A 1" OPEN TOP PIPE. I FOUND THE PIPE LYING FLAT ON TOP OF THE GROUND NEAR A CORNER FENCE POST. MR. CARRELL'S SURVEY INDICATES HE SET B BY ONE OF TWO POSSIBLE METHODS:

- 1) PROJECTION OF LINE FROM THE SOUTHEAST CORNER OF LOT 97 (NORTHEAST CORNER OF LOT 71) OVER THE SOUTHWEST CORNER OF 97 AND PLAT DISTANCE OF 66.95 FEET FROM THE NORTHEAST CORNER OF LOT 71.
- 2) INTERSECTION OF LINES G-E EXTENDED AND THE LINE PRODUCED BY EXTENDING LINE FROM THE NORTHEAST CORNER OF LOT 71 THROUGH C.

SINCE HE DID NOT INCLUDE ANY FIELD NOTES ON HIS SURVEY I CANNOT BE SURE WHICH METHOD HE MAY HAVE USED. I FIND DISTANCE C-B TO BE 35.65 FEET (PLAT 36.77) 1.12 FEET SHORTER THAN PLAT. I ALSO FIND B FALLS 0.39 FEET SOUTH OF LINE A-C. I FIND A-B TO BE 119.62 FEET (118.58 FEET) 1.04 FEET LONGER THAN PLAT. THIS B WERE PROPORTIONED BETWEEN A AND C, IT WOULD MAKE THE NORTH LINE OF LOT 72 118.51 FEET (PLAT 118.58 FEET) AND THE DISTANCE BETWEEN B AND C 36.75 (PLAT 36.77 FEET) AND B WOULD FALL ON LINE A-C AS PLATTED. THIS WOULD ALSO MOVE E 0.32 FEET WESTERLY ON THE ARC OF LINE D-E. THE ARC WOULD THEN BE 34.08 FEET (PLAT 34.06 FEET). THIS APPEARS TO CORRECT THE PROBLEMS ON LOT 72, HOWEVER, THE ARC OF LINE E-F WOULD NOW BE INCORRECT BY 0.32 FEET AND IF THE SOUTHEAST CORNER OF LOT 71 WAS SET RADially FROM G THROUGH F, THE SOUTH LINE OF LOT 71 WOULD BE IN CORRECT. ALSO THE LENGTH OF LINE E-B WOULD BE REDUCED TO 134.31 FEET (PLAT 134.53 FEET-EXISTING 134.48 FEET). LASTLY THE PROBLEM IS THAT THE EXISTING COLLATERAL EVIDENCE FITS THE MONUMENTS AS PLACED. A CHANGE OF POSITIONING OF THE MONUMENTS WOULD UPSET THE LAND OWNERS AND REQUIRE A NUMBER OF CHANGES ON APPURTENANCES LOCATED ON THE VARIOUS PROPERTIES. IT IS NOT KNOWN HOW MANY OTHER PROPERTIES MIGHT BE EFFECTED AND HOW MANY OTHER MONUMENTS WOULD HAVE TO BEADJUSTED. I HAVE DECIDED TO ACCEPT THE MONUMENTS IN PLACE AND RECORD PLAT AND ACTUAL DISTANCES ON MY PLAT.

ALL BEARINGS SHOWN ON THE PLAT ARE ASSUMED AND WERE USED FOR DESCRIPTIVE PURPOSES ONLY, THEY SHOULD NOT BE RELIED ON TO DETERMINE CARDINAL DIRECTIONS. ALL ANGLES AND DISTANCES WERE MEASURED WITH A NIKON MODEL DTM-520 TOTAL STATION AND/OR A 200-FOOT SOKKIA NYCLAD TAPE.

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| AUSTIN SURVEYING LOUIS L. AUSTIN -- JEREMY A. CHARLES 1145 N. LINDEN WAHOO NE 68066 (402) 443-3758 | CLIENT: CBS REAL ESTATE | SCALE: | AS SHOWN |
| | | DATE: | APRIL 16, 2009 |
| | SURVEY OF LOT 72, WYCLIFFE REPLAT, CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA. | DRAWN BY: | LA |
| | | REVIEWED BY: | JC |
| | | SHEET: | 1 of 1 |